

LITTLE COMPTON SCHOOL BUILDING COMMITTEE

MINUTES

Meeting – October 25, 2010

Wilbur School Commons – 6:00 pm

Members Present: Chairman Tom Alder, Superintendent Kathy Crowley, Principal Jim Gibney, Margaret Manning, Jacob Talbot, Micah Shapiro, Ben Gauthier, Mark Rapp, Mike Steers, Dorie Freeman, John Osbourne, Bob Mushen, Lynn Brousseau-Lebreux, Beryl Borden, Dave MacGregor, BG Shanklin

Members Absent: Don Gomez, Tom Arkins

The Firm of Durkee Brown Architects was in attendance, represented by Doug Brown, Ed Cifune and Ashley Prester

Chairman Tom Alder called the Meeting to Order at 6:02 pm

A motion was made by Micah Shapiro and seconded by Bob Mushen to approve the Meeting Minutes of the October 13, 2010 Workshop. Motion carried unanimously. A motion was made by Micah Shapiro and seconded by David MacGregor to approve the Meeting Minutes of the October 19, 2010 Meeting as written. Motion carried unanimously.

Discussion with Durkee Brown, Viveiros, Werenfels Architects:

Doug Brown, after discussions from the previous meeting, heard loud and clear, the committee's desire to substantially reduce the budget of this project, without sacrificing the committee's objectives. Durkee Brown presented a revised plan, utilizing more of the existing school by demolishing less, and converting more new construction into the existing building. Ashley Prester provided the committee with a revised diagram as well as a packet containing the Revised Building Options – Compromise Analysis Memo, V 4.0 Space Needs Program, Project Budget Draft and Memo from October 20, 2010, outlining the Proposed Cost Savings Ideas. The revised plan calls for deletion of one teacher planning room and toilets; band office; one special education resource room; curriculum coordinator office and administrative file storage room with reduction in space of the music classroom (145 sq. ft), computer lab (150 sq. ft.), administration (444 sq. ft) district administration (280 sq. ft.) and teacher planning (300 sq. ft.)

Operational trade-offs would result in 3rd and 4th grades sharing special education and teacher planning room with K-2 or 5-8 Houses, minimally improving the acoustic separation of the music classroom, sharing of school and district administration. The revised estimate total budget of the proposed project is reduced by \$4,961,805 million, eliminating almost 1,000 square feet, for the total revised cost of \$23,326,875 million.

Site plan, elevation issues, parking, parent drop-off and pick-up area and increased challenge in tying the roof-line of the newly constructed cafeteria into the existing roof discussions continued. Mark Rapp expressed his appreciation for the architectural proposed revisions, while maintaining the educational plan. Superintendent, Kathy Crowley and Principal Jim Gibney both stated that they do not believe that the revisions will have any negative affect on the educational plan.

Mike Steers also stated that the architects did a fine job and that they did everything that the committee asked of them, but he still had concerns for the proposed current site plan. Mike provided the committee with a site drawing, and stated that everyone needs to understand the impact that the present plan will have on the visualization of the school as well as the Commons and the surrounding areas. Mike suggested exploring the idea of a parent drop-off near the basketball courts. David MacGregor had concerns that the basketball area would be too small for multiple busses to line up, and that parking is crucial for staff and school events, especially in the evening, as well as handicap accessibility to the building. Doug Brown stated that the Board of Regents could have an issue with a newly constructed school having limited parking. BG Skanklin agreed that utilizing the basketball area for busses would be problematic.

Mike Harrington also expressed concern for students running

through busses to get to the building, as they do now. All agreed that maximizing safety for all students is the number one priority, and the committee will continue to explore all possibilities. Mike Steers agreed that safety should be a priority, but he is not convinced that this would be the only way to resolve issues of limited space available, and that the changes to the West side of the school in particular are quite dramatic.

Tom Alder stated that the committee and the architects have exhausted all possibilities to gain additional parking. Margaret Manning had concerns with adding more congestion to an already congested area. David MacGregor stated that the property site has to be disturbed for construction of this project, so the goal should be to do it once, and do it correctly.

Margaret Manning asked for an update to the present septic system. Bob Mushen stated that there has not been a significant rainfall to test the caps on the juncture points, but there is no reason to believe that they will fail, nor that the previous flooding problem had another cause. Doug Brown did locate the positive Suitability Determination from DEM.

Tom Alder asked for consensus from the committee on the proposed revisions. Although most members had some issues with some aspects of the project, most were in agreement that the revisions were needed to lower the budget, and if the reductions in square

footage could be done without compromising the Educational Specifications, they would support a motion. Tom also asked the committee to think about ideas to address construction and site issues between now and the next meeting, such as moving the proposed site for the generators. Doug Brown did state that moving the generators could be feasible, but not advisable.

Discussions continued on the submission process with regard to future revisions, such as parking and site work, after the application is submitted to the State. Ed Cifune stated that revisions would depend on the nature of the changes, for instance, moving the area of parking would be minor while changing the number of spaces proposed could be dramatic. Mark Rapp stated that he would like to move forward with the application process, that issues could be resolved at a later date, that the committee has “control over their destiny”. Mike Steers was concerned about changes made after the application submission. Audience member John Lint cautioned the committee about making changes after the public informational meetings. Ed Cifune informed the committee that the real pricing numbers will take approximately three weeks to complete. Bob Mushen stated that the Town Council has scheduled an informational public meeting for the school project on Thursday, October 28, 2010. Bob stated that despite the efforts to include the public during the planning process, he feels that the Town Council “has not been listening” to the public majority. Bob suggested additional informational meetings for the public, perhaps a tour of the physical

building and grounds would be helpful in getting a real sense of the dimensional changes proposed with this project. Tom Alder agreed that the public input has been limited thus far, and that the committee all have to do a better job in educating the public on this project.

A Motion was made by Tom Alder, seconded by Micah Shapiro to direct Durkee Brown Architects to develop Cost Estimates of the October 25, 2010 revised building and site project. Motion approved 14-2 with Tom Alder, Kathy Crowley, Jim Gibney, Jacob Talbot, Micah Shapiro, Ben Gauthier, Mark Rapp, Dorie Freeman, John Osbourne, Bob Mushen, Lynn Brousseau-Lebreux, Beryl Borden, Dave MacGregor, BG Shanklin voting in favor, and Mike Steers and Margaret Manning opposed.

A Motion was made by Tom Alder, seconded by Micah Shapiro, to table agenda items

“Vote to approve Stage II Application and all necessary components (EdSpec, Space Needs, Building and Site)”, and “Vote to send approved application to School Committee for consideration”. Motion carried unanimously.

Stage II application items: Tom Alder will review application items with Durkee, Brown.

Next SBC Meeting is scheduled for November 8, 2010 at 6 pm.

Motion to adjourn at 8:05 pm by Dave, MacGregor, seconded by Micah Shapiro. Motion carried unanimously.

Respectfully submitted,

**Laura Rom, Recording Clerk
LC School Building Committee
Little Compton, RI**